

MINUTES OF THE  
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS  
MEETING HELD ON JUNE 5, 2006  
(Approved June 19, 2006)

The Board of Supervisors held their regular monthly meeting on Monday, June 5, 2006. Present for the meeting were supervisors Robert Preston W. Atlee Rinehart, Timothy Roland, and Rosemarie C. Miller. Also, in attendance were Casey LaLonde, Township Manager and Brady Flaharty of ARRO Consulting, Inc. Mr. Preston called the meeting to order at 7:00 p.m.

**1. MINUTES**

Minutes of May 15, 2006

Mr. Rinehart moved to accept the minutes of the May 15, 2006 workshop meeting as amended. Mrs. Miller seconded the motion. Mr. Preston abstained due to his absence at the May 15, 2006 workshop meeting. The motion carried with a 3-0-1 vote. Amendment being under subheading, Additional Items Brought Before the Board, delete the last sentence.

**2. PUBLIC COMMENTS**

A resident of Earl Drive inquired about the status of the water problems on Earl Drive. Mr. Preston noted the Township is investigating financing options for the project that could cost \$500,000.

Dave Temple of Boy Scout Troop #4 presented an Eagle Scout Project to build a 10x12 pavilion at Towpath Park. Mr. Preston requested the costs be presented for approval. Mr. Rinehart moved to approve the concept plan of the project to forward onto Council. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Mr. David Heim of Halteman Road had complaints regarding pedestrians walking and running in the road. Mr. Roland requested safety tips be put on the website.

Mr. Scott Irshaw presented his tire clean-up fundraiser. Mr. Irshaw removes tires from the Schuylkill River and earns money for college from sponsors. Mr. Roland noted a sign-up sheet was at the front table if anyone would like to sponsor Mr. Irshaw. It was also requested the sign-up sheet be placed on the website.

Mrs. Mary Ann Keen thanked the Board of Supervisors and local businesses for the new community map.

Mr. Mark Fogal of East Cedarville Road inquired about the status of the Pennvest funding. It was noted there are two additional meetings this summer and many applications have to be reviewed.

**3. REPORTS**

Reports from Various Departments and Committees

There was a review of the reports from various departments and committees.

Mr. Rinehart moved to approve the reports from various departments and committees as presented with the absence of the Code Inspections, Inc. report. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Rinehart moved to approve the exonerations and exemptions as presented. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

#### Fund Balances Report

<b>Fund</b>	<b>Checking</b>	<b>Money Market</b>	<b>CDs</b>	<b>Total</b>
General	\$29,788.87	\$318,773.52		\$348,562.39
Capital Reserve		\$16,288.87		\$16,288.87
Highway Aid	\$807.51	\$142,466.39		\$143,273.90
Sewer Fund	\$2,923.90	\$27,235.49		\$30,159.39
Traffic Impact Fee Fund	\$1,000.00	\$316,151.24		\$317,151.24
Police Safety	\$3,316.50		\$2,500.93	\$5,817.43
Water Users	\$2,023.25			\$2,023.25
<b>TOTAL</b>				<b>\$863,276.47</b>

#### **4. SUBDIVISION AND LAND DEVELOPMENTS**

Project: Coventry Business Park

Applicant: Marvin Colona

Mr. Glenn Kelczewski of Conner and Smith Engineering, Inc., Mr. Marvin Colona and Mr. Riper, counsel for Mr. Colona were present.

Mr. Preston posed concerns regarding funding for traffic controls. Mr. Riper stated that improvements must be completed before land development approvals and issuance of C/O's. A note is to be added to the PennDot plans addressing such issues and the developer agreement should also provide for such issues.

Mr. Larry Brown noted concerns of the drain field. The drain field is to be added to the plans and the grading it to be revised on Page 23 so the 'pond' drains.

Mr. Rinehart moved to approve Resolution No. 2006-17 as amended granting final plan approval for Coventry Business Park. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote. The resolution will not be signed until all revisions have been made. Revisions are to be made within 60 days. Revisions are as follows.

□ Section 3.A.8 add:

- A. Sanitary sewerage service shall be provided by East Coventry Township.
- B. The applicant shall purchase a minimum of twenty-seven (27) equivalent dwelling units of sewerage capacity from the Township prior to the issuance of any construction permits by the Township.

- ❑ Section 3.A.9 to read “No building permits shall be issued for any lot until sufficient wastewater capacity exists in East Coventry Township sewerage system”.
- ❑ Add Section 3.A.13. The improvements cost estimate and resultant financial security posted by the applicant shall include the traffic signal at the intersection of S.R. 0724 and relocate Fricks Locks Road in its condition
- ❑ In Exhibit A update last revised plan dates.
- ❑ In Exhibit B in solid bullet point five, in the first sentence change “toward the study of” to “for”.

Project: Telvil Hall

Applicant: Telvil Corporation

Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc. was present. Mr. Roland moved to approve Resolution No. 2006-19 granting sketch plan approval for Telvil Hall. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote. Mr. Preston noted he would like to have the pavement or shoulder along the Ellis Woods frontage.

Project: Wineberry Estates

Applicant: Gambone Development

Mr. Michael Gambone and Mr. Stephen Kalis, counsel for the applicant were present.

Mr. Rinehart moved to approve Resolution No. 2006-20 granting sketch plan approval for Wineberry Estates. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote. Mr. Preston suggested the sidewalk access the park.

Project: Maack Subdivision

Applicant: Gambone Development

Mr. Michael Gambone and Mr. Stephen Kalis, counsel for the applicant were present.

Mr. Rinehart moved to approve Resolution No. 2006-21 granting final plan approval the Maack Subdivision. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote. Mr. Kalis noted that no response has been received from the Historical Commission to date. Mr. Preston stated the Historical Commission would be given 30 days to respond to Mr. Kalis' request.

Project: Eckhart Subdivision

Applicant: Brandie Layne Associates, Inc.

Mr. Rinehart moved to install the bus pad in accordance with Township Engineer letter dated May 9, 2006. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Rinehart moved to authorize the Township Engineer to recalculate the cost estimates for Coventry Glen and Bethel Church Road Estates and authorize the Township Solicitor to prepare revised financial and developer agreements. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Project: Creekview Applicant: Heritage Building Group  
Mr. Rinehart moved to approve Escrow Release No. 10 for Creekview for the amount of \$55,696.50 and Escrow Release No. 11 for the amount of \$37,030.77. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Project: Coventry Glen Applicant: Heritage Building Group  
Mr. Roland moved to approve Escrow Release No. 12 for Coventry Glen for the amount of \$120,396.26 and Escrow Release No. 13 for the amount of \$302,168.25. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote.

Project: Meadowbrooke Hunt Applicant: Fulmer Road Associates, LP  
Mr. Tim Mullray was present. There was a brief discussion regarding the amended developer/financial agreements. Mr. Mullray had issues with the increase in the price per square yard for the paving. Mr. Rinehart moved to approve \$20.00 a square yard for paving and Mr. Mullray will be cited if weed violations occur. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Project: Walnut Springs Farm Applicant: Telvil Corporation  
Mr. Rinehart moved to approve Escrow Release No. 1 for Walnut Springs Farm for the amount of \$91,409.93. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Project: Constable, Glocker, Daylor Subdivision Applicant: Glocker, Constable, Daylor  
Mr. Lane Daylor and Mr. Karl Glocker were present.

Mr. Rinehart moved to grant waiver from Section 301.3.B of the Subdivision and Land Development Ordinance to allow the subject application to be classified as a minor subdivision as opposed to a major subdivision with the caveat that dedication of road widening will occur and if future development occurs road improvements will be required. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote. Mr. Rinehart moved to grant waiver from Section 304 of the Subdivision and Land Development Ordinance to allow the plan to proceed as a preliminary/final plan. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Glocker stated that after the acquisition he would deed restrict his property of further development.

## **5. OTHER BUSINESS**

### Police Policy

Mr. Rinehart moved to approve Resolution No. 137 concerning police policy. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote.

#### Vision Partnership Grant

Mr. Rinehart moved to approve and authorize signature of the Vision Partnership Grant for the Zoning Ordinance Updates. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

#### Parks and Recreation Committee

Mr. Rinehart moved to appoint Karen Nocella to the Parks and Recreation Committee. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

### **6. DISCUSSION ITEMS**

### **7. ADDITIONAL ITEMS BROUGHT TO THE BOARD**

Mr. Preston noted concerns of the accuracy of the Pottstown Metropolitan Regional Planning Commission minutes of the April meeting and that the minutes do not reflect discussions at the meeting.

Mr. Roland moved to authorize Mr. Rinehart to represent the Board of Supervisors at the Herbert Zoning Hearing on June 15, 2006 at 7:30 p.m. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Rinehart moved to accept the Planning Commission's recommendation to require Ryan Homes and NV Homes to build all driveways in Coventry Glen per the plans and investigate the lot lines and submit a response in writing to the township. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote. The builders are to be notified in writing of this decision.

Mr. Rinehart requested the farmer leasing the Maack property cut the thistles.

Mrs. Miller noted concerns of weeds along Route 724 and it was noted PennDot is responsible and it was requested the Township Manager contact PennDot regarding this issue.

Mr. Preston moved to approve changing the July 3, 2006 monthly meeting to July 10, 2006. Mr. Rinehart seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Rinehart moved to approve and sign a check for the copier rental in the amount of \$459.84. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

**8. ADJOURNMENT**

Mr. Rinehart moved to adjourn the monthly meeting at 10:00 p.m. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote. An executive session was held to discuss real estate.

Respectfully submitted,

Rosemarie C. Miller  
Township Secretary